



John T. Auburger
Supervisor

TOWN OF GREECE

BOARD OF ZONING APPEALS

AGENDA

MAY 18, 2010

General Information:

Work Session: 6:30 p.m.

Meeting: 7:00 p.m.

Roll Call:

Albert F. Meilutis, Chairman

Diana M. Christodaro

Randy T. Jensen

William F. Murphy

John J. Riley

Christopher A. Schiano, Deputy Town Attorney

Ivana Frankenberger, Planning Assistant

Mary Jo Santoli, Secretary to the Zoning Board

Pledge of Allegiance

Additions/Deletions to the Agenda

Announcements

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OLD BUSINESS:

None

NEW BUSINESS:

- 1. Applicant:** Donald W. Kiser
Location: 100 Raspberry Patch Drive
Mon. Co. Tax No.: 044.04-9-56
Zoning District: R1-E (Single-Family Residential)
Request: An area variance for a proposed freestanding, 25.0 ft. high antenna tower, for an amateur station and amateur service, disguised as a flagpole, to be located in a front yard, where antennas and antenna towers are permitted in side and rear yards only. Sec. 211-54 B (3)
- 2. Applicant:** David S. & Crystal S. Camera
Location: 105 Fontana Lane
Mon. Co. Tax No.: 045.01-2-68
Zoning District: R1- E (Single-Family Residential)
Request: An area variance for a proposed principal structure addition (14.0 ft. x 19.0 ft.; 266.0 sq. ft.) to have a rear setback of 25.0 ft., instead of the 37.5 ft. minimum required. Sec. 211-11 D (2), Table I
- 3. Applicant:** Scott A. Solveson
Location: 1521 Latta Road
Mon. Co. Tax No.: 046.14-9-5
Zoning District: R1-12 (Single-Family Residential)
Request: a) An area variance for a proposed accessory structure (detached garage) to have an overall height of 23.0 ft., instead of the 17.0 ft. maximum permitted. Sec. 211-11 E, Table I
b) An area variance for all existing and proposed accessory structures (including attached garage) totaling 2520 sq. ft., where 1250 sq. ft. is the maximum gross floor area permitted for lots over one acre in area. Sec. 211-11 E (1), Table I
c) An area variance for total gross floor area of proposed accessory structures and existing attached garage on the premises (2520 sq. ft.) exceeding the total area of the principal structure (2002 sq. ft.) on the premises. Sec. 211-11 E (1), Table I

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- 4. Applicant:** Philip D. Haberek
Location: 80 Rumson Road
Mon. Co. Tax No.: 046.20-1-41
Zoning District: R1-E (Single-Family Residential)
Request: a) An area variance for a proposed principal structure addition (attached garage with a 2nd-story living space: 22.5 ft. x 24.0 ft; 540 sq. ft. to the south and attached garage: 10.0 ft. x 24.0 ft.; 240.0 sq. ft. to the north), to have a (west) side setback of 5.5 ft., instead of the 8.0 ft. minimum required. Sec. 211-11 D (2), Table I
b) An area variance for all existing and proposed accessory structures totaling 1437 sq. ft., where 800 sq. ft. is the maximum gross floor area permitted for lots less than 16,000 sq. ft. in area. Sec. 211-11 E (1), Table I
- 5. Applicant:** Rochester Optical
Location: 2150 West Ridge Road
Mon. Co. Tax No.: 074.15-15-19
Zoning District: BR (Restricted Business)
Request: a) An area variance for a proposed freestanding sign, with a sign area of 32.0 sq. ft., instead of the 20.0 sq. ft. permitted. Sec. 211-52 B (d), Table VI
b) An area variance for a proposed freestanding sign, to be located a distance of 5.0 ft. from the north right-of-way line of West Ridge Road, instead of the 15.0 ft. minimum required. Sec. 211-52 B (b) [1]
- 6. Applicant:** PEP, LLC
Location: 2496 West Ridge Road
Mon. Co. Tax No.: 074.14-2-12
Zoning District: BR (Restricted Business)
Request: An area variance for an existing business center to have 110 parking spaces, instead of the 166 minimum required. Sec. 211-45 Q & 211-45 S (1)

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- 7. Applicant:** Rare Hospitality International, Inc.
Location: 1877-1899 West Ridge Road
Mon. Co. Tax No.: 074.20-2-2
Zoning District: BG (General Business)
Request: a) An area variance for a proposed building-mounted sign with a sign area of 68.9 sq. ft., instead of the 50.0 sq. ft. permitted. Sec. 211-52 (2)(c)[1], Table VII
b) An area variance for a second proposed building-mounted sign, with a sign area 68.9 sq. ft., instead of the one 50.0 sq. ft. building-mounted sign permitted. Sec. 211-52 (2)(a)[1] & Sec. 211-52 (2)(c)[1], Table VII
- 8. Applicant:** Rare Hospitality International, Inc.
Location: 1877-1899 West Ridge Road
Mon. Co. Tax No.: 074.20-2-2
Zoning District: BG (General Business)
Request: An area variance for a proposed freestanding restaurant to have a front setback of 86.7 ft., measured from the south right-of-way of West Ridge Road, instead of the 100.0 ft. minimum required. Sec. 211-17 B (4), Table III

MODIFICATION TO NEIGHBORHOOD NOTIFICATION:

APPROVAL OF MINUTES

ADJOURNMENT

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